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GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing-2 Branch)

NOTIFICATION

The 20th February, 2025

No. 13/03/2025-3HG2/277.—As an endeavour to make the ‘Rental Housing Accommodation Policy’ more acceptable in view of the demand raised by educational associations to grant various relaxation in certain norms of this policy, the Governor of Punjab is pleased to partially amend the policy issued vide Notification No. 08/01/2018-4HG1/1162245/1 dated 09-02-2018 and No. 08/01/2018-4hg1/1757 Dated 08.11.2024 to the extent, as given below:-

1. The ‘Rental Housing Accommodation’ standalone project shall also be permissible in Institutional Zone of the Master Plans except Master Plans of SAS Nagar and New Chandigarh.
2. The Physical Norms for approach road, parking and density has been revised as follows:-

Sr. No.	Parameter	Permissible Limit or Minimum Requirement
I.	Minimum Approach Road required	<p>a) Within Master Plan SAS Nagar and New Chandigarh: Minimum 60'-0"</p> <p>b) Other Master Plans or notified Local Planning Area: Minimum width of existing revenue rasta/road shall not be less than 22'-0" widen to 60'-0" or as per master plan whichever is more.</p>

		c) Other than above areas:	Minimum width of existing revenue rasta/road shall not be less than 22'-0" widen to 40'-0".
II.	Parking	a) For Students and Senior Citizen: b) Other than Students/ Senior Citizens:	1.0 Two-wheeler per three persons. 1.0 Equivalent car space per five persons.
III.	Permissible density	a) For Road width below 18m (below 60'-0"): b) For Road width 18m (60'-0") and above:	500 persons per acre. 1000 persons per acre.

3. In 'Rental Housing Accommodation Projects' up to 4% of the FAR availed, may be used for canteen/coffee shop, library, ATM, Grocery shop, Pharmacy, office, Mobile shop, Fruit/Vegetable shop, Barber shop or any other similar activities for self-use of the occupants and shall be permissible within the building block:

Provided that applicant shall pay CLU, EDC LF/PF and SIF charges (@100% as per prevailing rates) as applicable for commercial purpose on commercial component of the project.

4. The owner/developer of the rental housing accommodation project can only rent out the accommodation and will have no right to sell/lease the accommodation to different buyers. However, there will be no restriction on the sale/lease of the project as a whole.

If the promoter violates this condition, he/she will be charged a lumpsum penalty @ 10 times the charges as applicable to a Group Housing Project in the respective zone. In case the promoter fails to pay the penalty, the penalty charges will be recovered as arrears of land revenue by the concerned authority.

RAHUL TEWARI, IAS
 Principal Secretary, Government of Punjab
 Department of Housing and Urban Development